

# JVR Energy Park



# San Diego County Board of Supervisors

## August 18, 2021

**1**

**Who  
We Are**

**2**

**Process  
To Date**

**3**

**Project  
Overview**

**4**

**PPA**

**5**

**Project  
Benefits**

**6**

**EIR and  
Responsive Changes**





# Who We Are



## Who We Are

**BayWa r.e. is an integrated renewables company driven to r.e. think energy – how it is produced, stored and can be best used to enable the global energy transition that is essential to the future of our planet.**

JVR Energy Park is being developed locally from our US headquarters in Irvine, CA. Many of the staff working on JVR live in or near San Diego County. We completed the nearby 28MW Jacumba Solar project in 2017.

Globally, BayWa r.e. is located in over 30 countries, has brought over 4 GW of energy online and manages over 10 GW of renewable energy assets.

**BayWa r.e. Solar Projects LLC is a leading developer of utility-scale projects in North America, with more than 1GW of projects delivered and a 4GW+ project pipeline**

**BayWa r.e. is part of BayWa AG, a globally successful business with revenues of \$19.6 billion, and Energy Infrastructure Partners, a market leader in energy infrastructure investment that manages over \$3.2 billion from global investors.**

BayWa AG is globally active in energy, agriculture, and building materials. The Company was founded in 1923 in Munich, Germany, and currently employs over 20,000 people worldwide.



The background of the slide is a close-up photograph of solar panels. The panels are covered in numerous water droplets of various sizes, creating a textured, glistening effect. The perspective is slightly angled, showing the grid lines of the panels. On the far left, there is a vertical decorative bar with a green-to-white gradient.

# **2** Process to Date



# 3+ Years Invested in Development of the Project

## 2017

- Obtain land control
- County Pre-Application Process
- Preliminary due diligence

## 2018-2019

- CAISO Interconnection Request
- Full investment in due diligence
  - Real Estate
    - Title investigation, curative
  - Environmental
    - Wetland, biological, cultural field studies
  - Engineering
    - ALTA and topographical surveys
    - Geotechnical investigation
    - Preliminary design
- Notice of Preparation for EIR

## 2020-2021

- Project MUP Application submitted
- Signed Interconnection Agreement with CAISO and SDGE
- Awarded and signed a PPA with San Diego Community Power after a competitive process
- Signed commitment letter for PLA with multiple Labor Unions
- Draft EIR public comment period, response to comments and Final EIR completed
- Evaluation for selection of major equipment and EPC contractors
- Planning Commission recommendation of approval



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# **3** Project Overview



# JVR Energy Park

General location – Heading South on Carrizo Gorge Road





# JVR Energy Park

General location – Heading West on Old Highway 80





# JVR Energy Park

General location – View West from South of the transmission lines

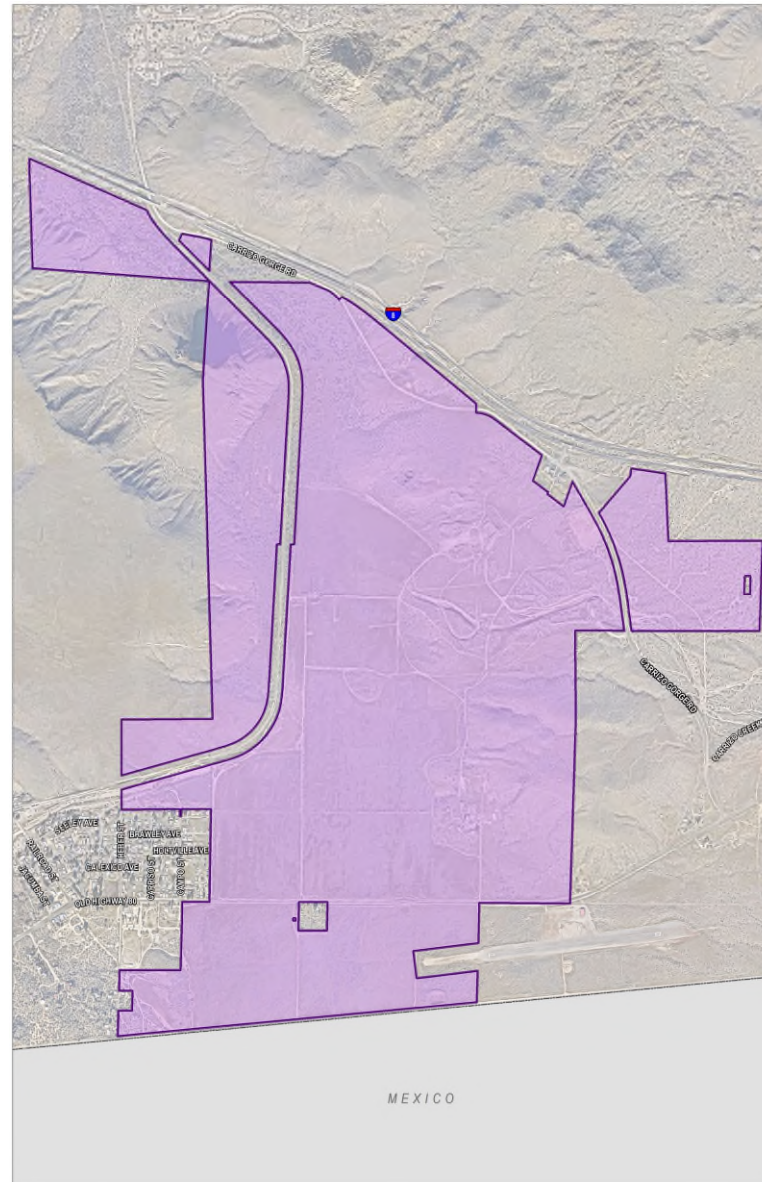




# JVR Energy Park

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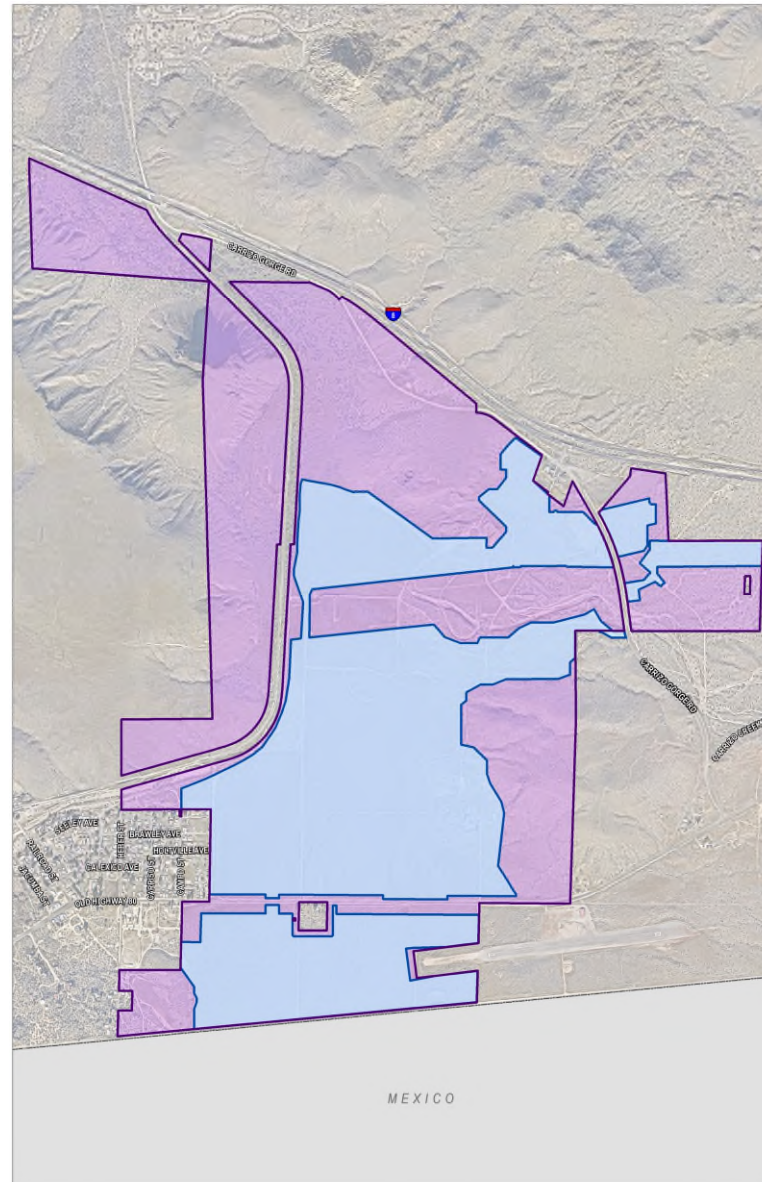
## Total Project Area





# JVR Energy Park

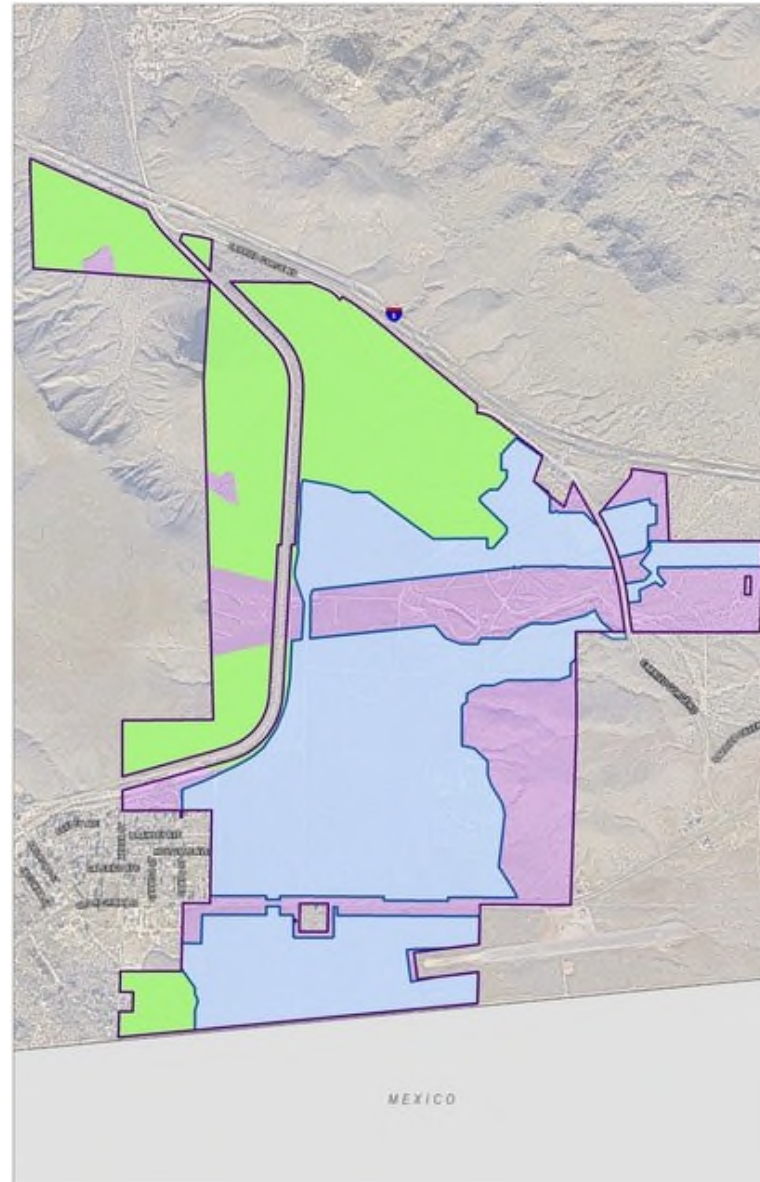
Major Use  
Permit (MUP)  
Boundary





# JVR Energy Park

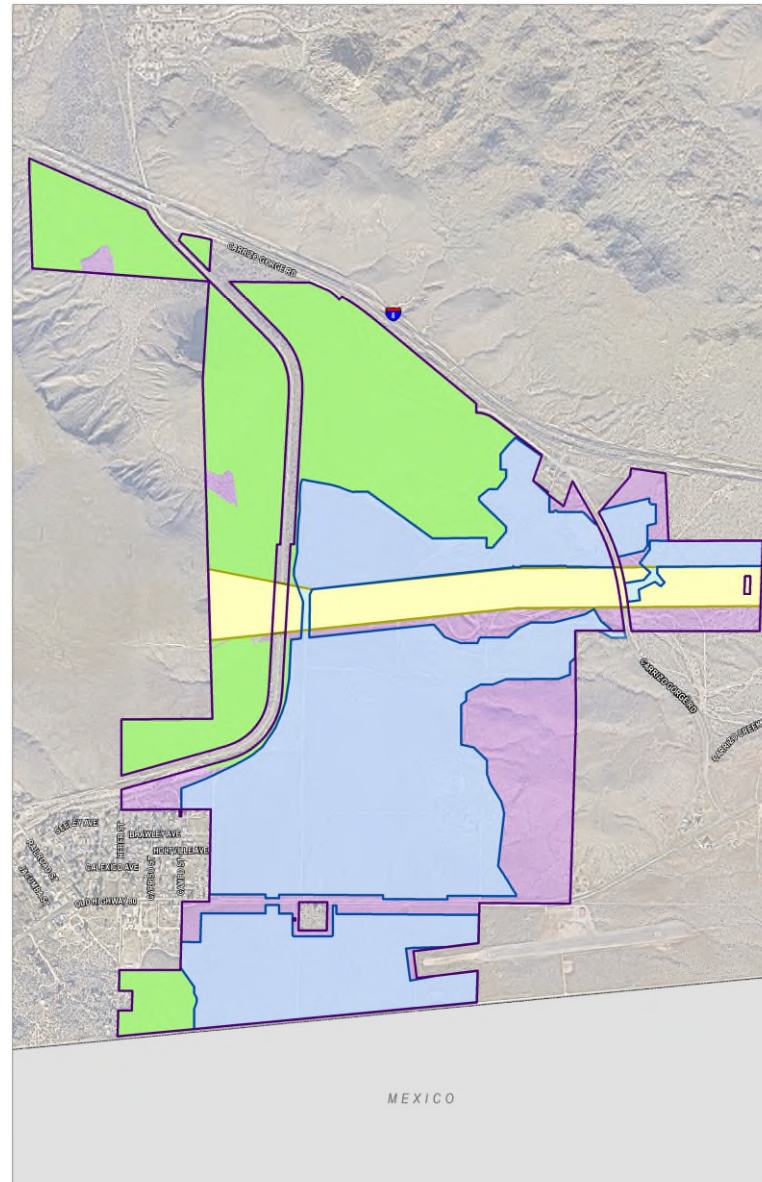
## Open Space Easement





# JVR Energy Park

SDG&E  
Transmission  
Corridor

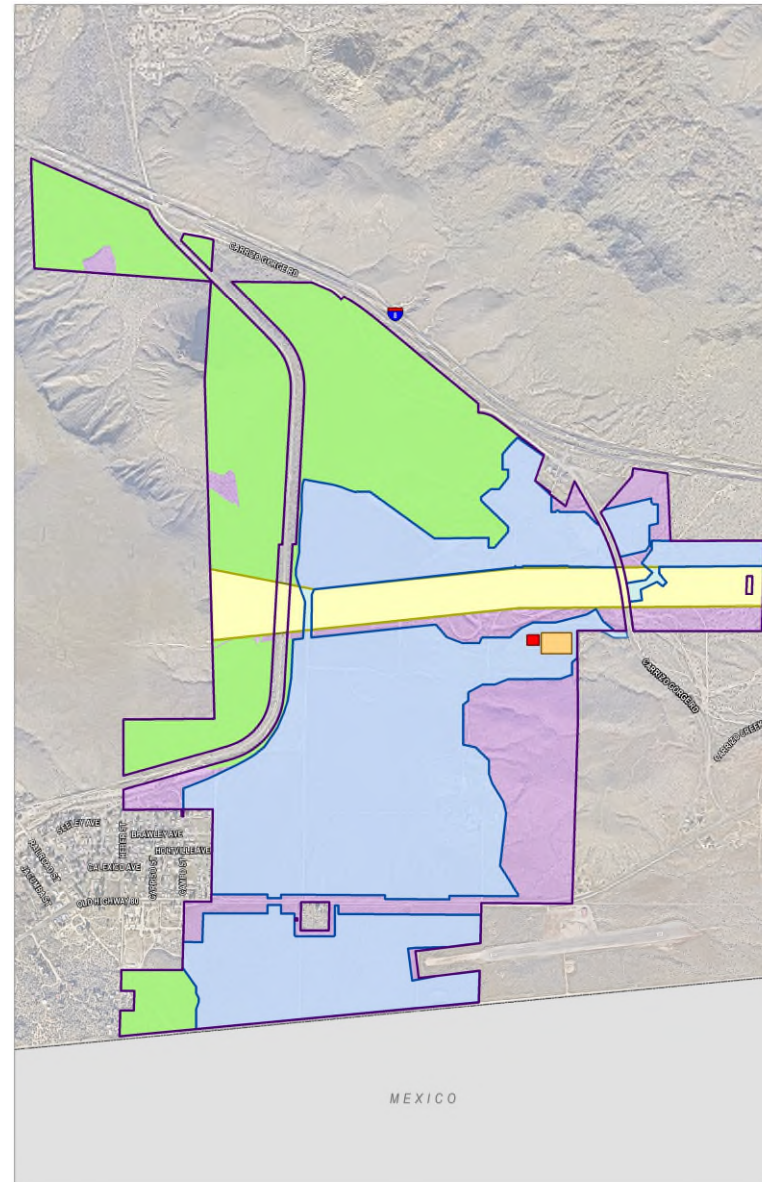




# JVR Energy Park

## Substation & Switchyard

-  Project Boundary
-  MUP Boundary
-  Open Space Easement
-  SDG&E Easement
-  Substation
-  Switchyard





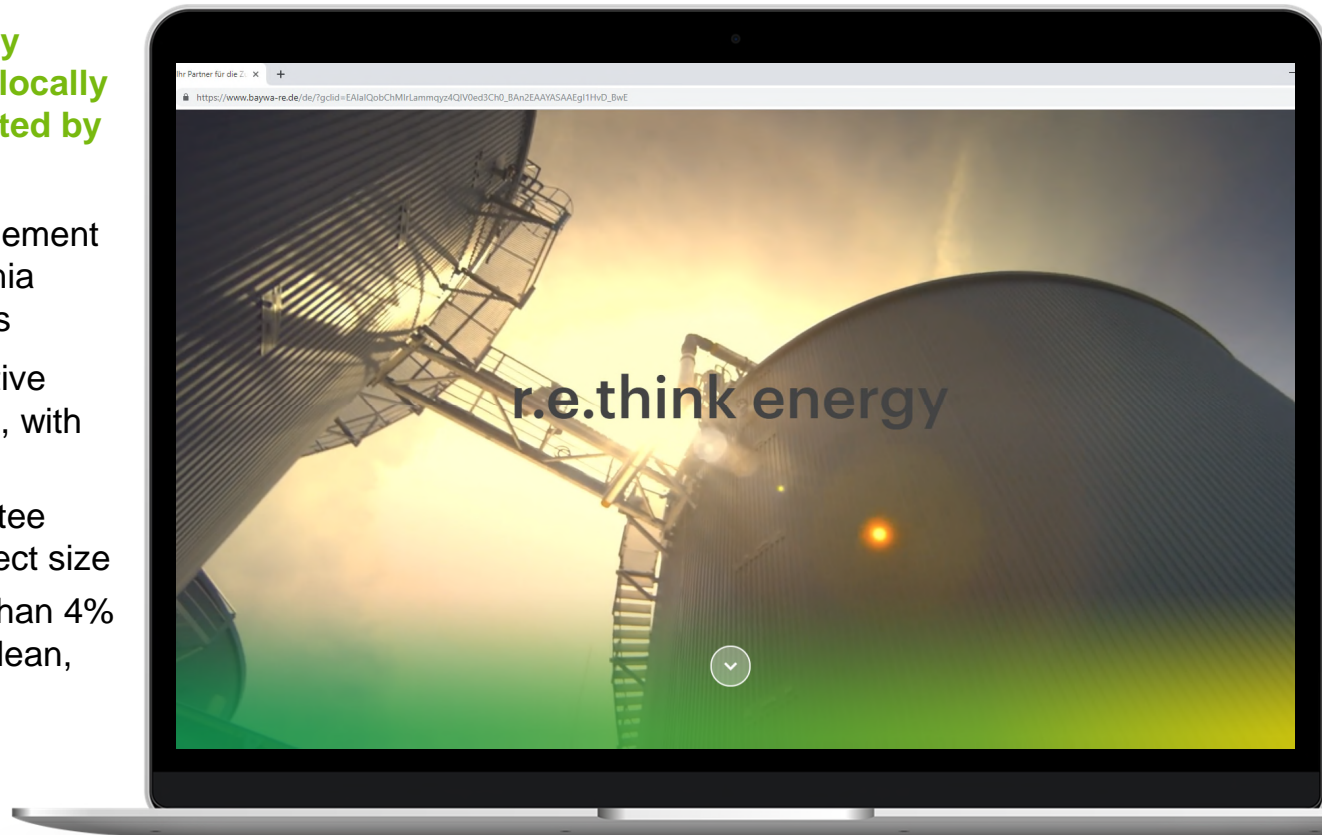
# 4 PPA



# Power Purchase Agreement with SDCP Delivers on Community Choice Energy's Promise

**PPA with San Diego Community Power (SDCP) provides clean, locally sourced power built and operated by San Diego workers**

- 20-year Power Purchase Agreement with one of the largest California community choice aggregators
  - Selected through a competitive bidding process in late 2020, with PPA signed in June 2021
  - Requires production guarantee associated with current project size
  - Project would supply more than 4% of SDCP's customers with clean, reliable electricity





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# 5 Project Benefits

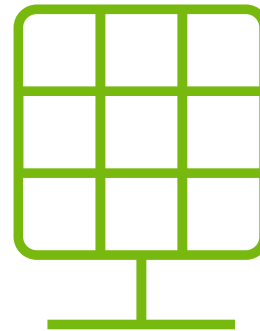


## Project Benefits: Environmental

- Project will offset more than 500,000 metric tons of CO<sub>2</sub> emissions



- Project will produce enough clean, reliable electricity for approximately 52,000 San Diego County homes



- 435 acres of open space preservation and habitat conservation





## Project Benefits: Quality Local Jobs

- Project will create up to 350 construction jobs and 3 long-term operational jobs



- Signed Letter of Intent to build with a skilled and trained workforce:
  - IBEW Local 569
  - Iron Workers Local 229
  - Operating Engineers Local 12





## Project Benefits: Community Investment

- Signed Agreement with Jacumba Community Services District for \$250,000 for Park improvements

- Signed Agreement with Imperial Valley Desert Museum for \$75,000 for new exhibit and operations

- **Proposed**  
Committed \$125,000 to San Ysidro Health for senior nutrition program

- **Proposed**  
\$1,000,000 for rooftop solar for Jacumba community members

- \$150,000 additional funding unallocated for a total commitment of **\$1,600,000 in Community Benefits**



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# **6** EIR and Responsive Changes



# EIR Review Process to Date and Comments Received

## March 17, 2019

County initiated the preparation of the Draft Environmental Impact Report (EIR) for the JVR Energy Park project

## October 8, 2020 – December 7, 2020

Draft EIR was circulated for public review for 60 days

**During the Draft EIR public review period, the County received the following comment letters:**

- 3 Tribal comment letters
- 5 Agency comment letters
- 7 Organization comment letters
- 138 individual comment letters

**As a result of the comments received regarding the Project, changes have been made to the Project design.**



# Responses to EIR Comments

## Biological Resources

### Response

- Avoids area where Quino Checkerspot butterfly was sighted
- Avoids TCB nesting habitat
- 435-acre open space easements will preserve wildlife movement corridors
- Avoids all wetlands

## Agricultural Resources

### Response

- Interim project with a 35-year operational term with required decommissioning agreement and bond
- Agricultural operations could be pursued after decommissioning



# Responses to EIR Comments

## Jacumba Airport Compatibility

### Response

- No glare impacts for planes or gliders using FAA recommended guidance
- Consistent with Jacumba Airport Land Use Compatibility Plan
- Provides ~24 acres of open space in Airport's safety zones (4x amount required)

## Backcountry Development

### Response

- Permanent conservation of up to 435 acres of habitat adjacent to existing State Park and Federal Wildlife land
- Putting previously disturbed, fallow land to productive use
- Project does not impede town revitalization

## Housing

### Response

- Residential/commercial development would generate significant daily trips
- Major housing development in the backcountry not in keeping with County climate action plan and VMT standards



# Responses to EIR Comments

## Aesthetics

### Response

- Aesthetics/Visual impacts are the only immitigable impacts from the JVR Project
- Project includes landscape plan to for visual screening
- Project location avoids need for lengthy gen-tie line (and associated impacts) to transmission infrastructure

## Setbacks

### Response

- Reduced project size by 20 acres in response to comments
- Increased setbacks from Old Hwy 80 and Jacumba Community Park
- Community Buffer Alternative includes additional setbacks

**Project size  
is less than**

**50%**

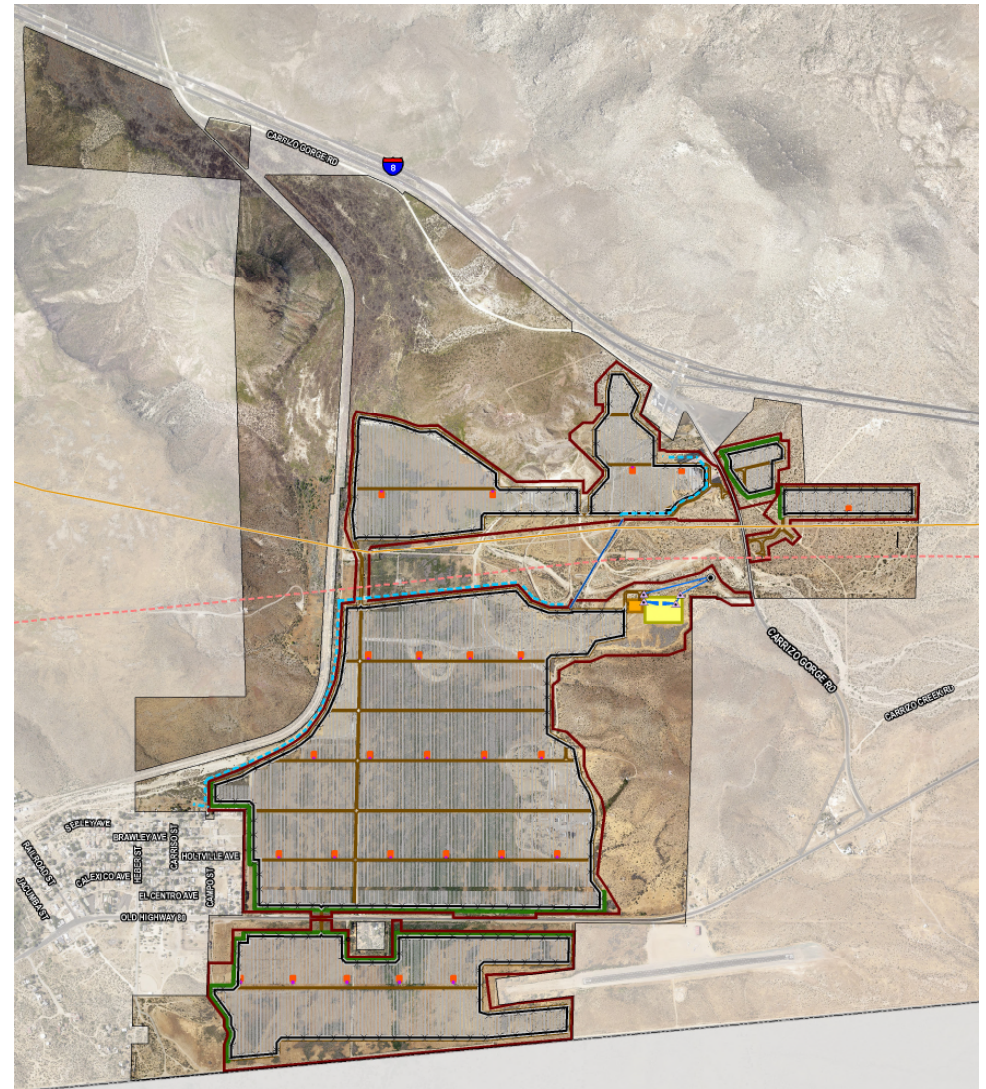
**of the  
1,356-acre  
property**



# Changes to Project Design

In response to comments received, the primary changes to the Project design include:

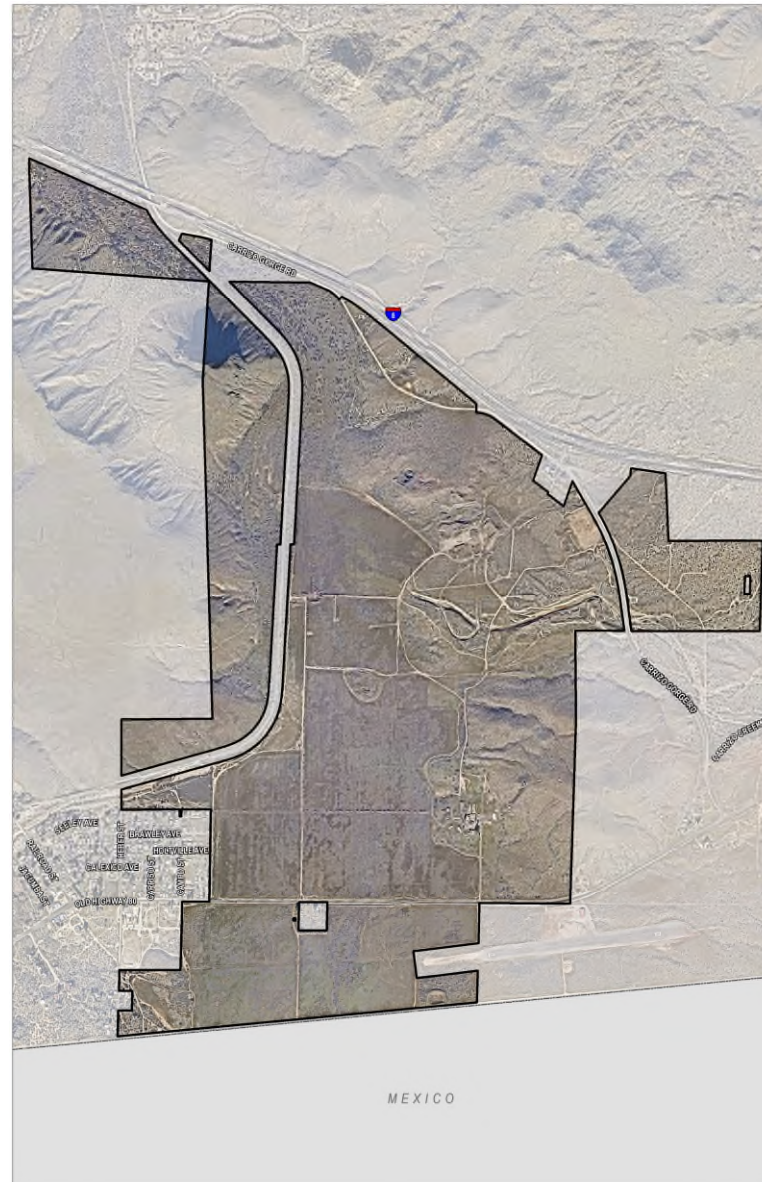
- Reduction in Major Use Permit (MUP) Boundary from 643 acres to 623 acres
- Increased Setbacks from Old Highway 80
- Increased Setback from Jacumba Community Park
- Now includes 300' Community Buffer





# JVR Energy Park

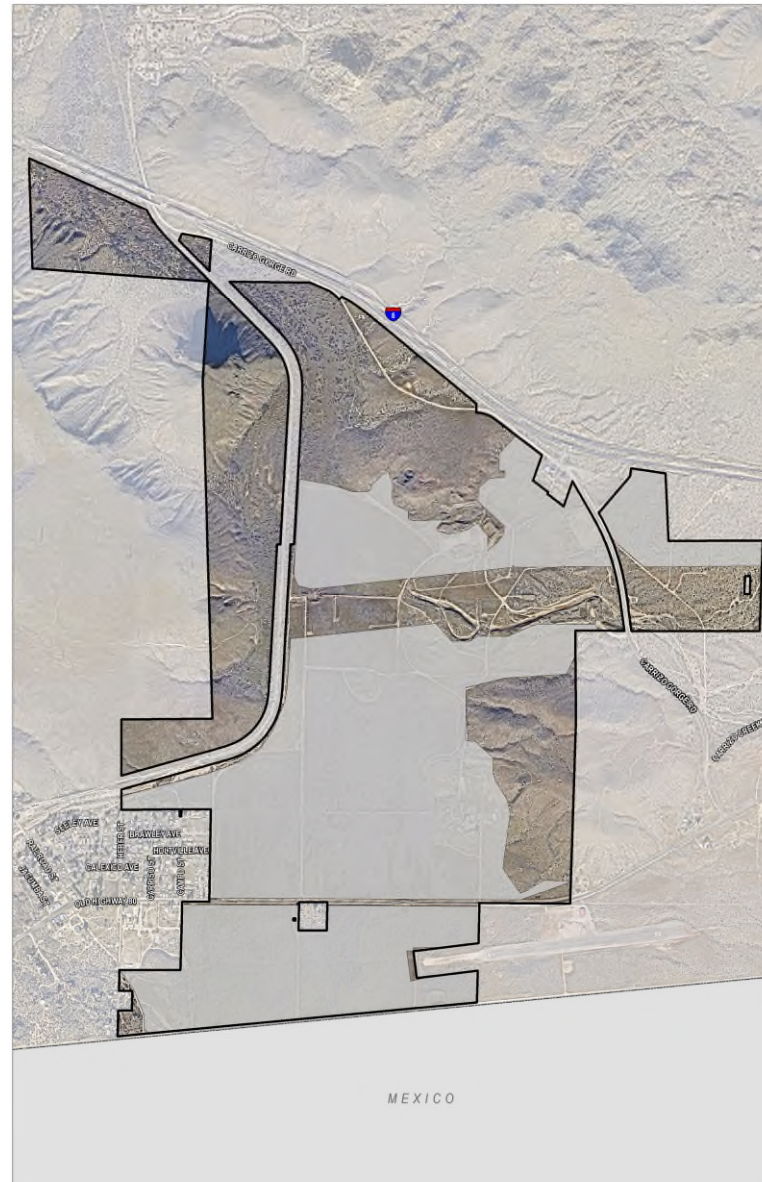
**Purchase Area**  
1,356 acres





# JVR Energy Park

Original  
Application  
MUP Boundary  
691 acres

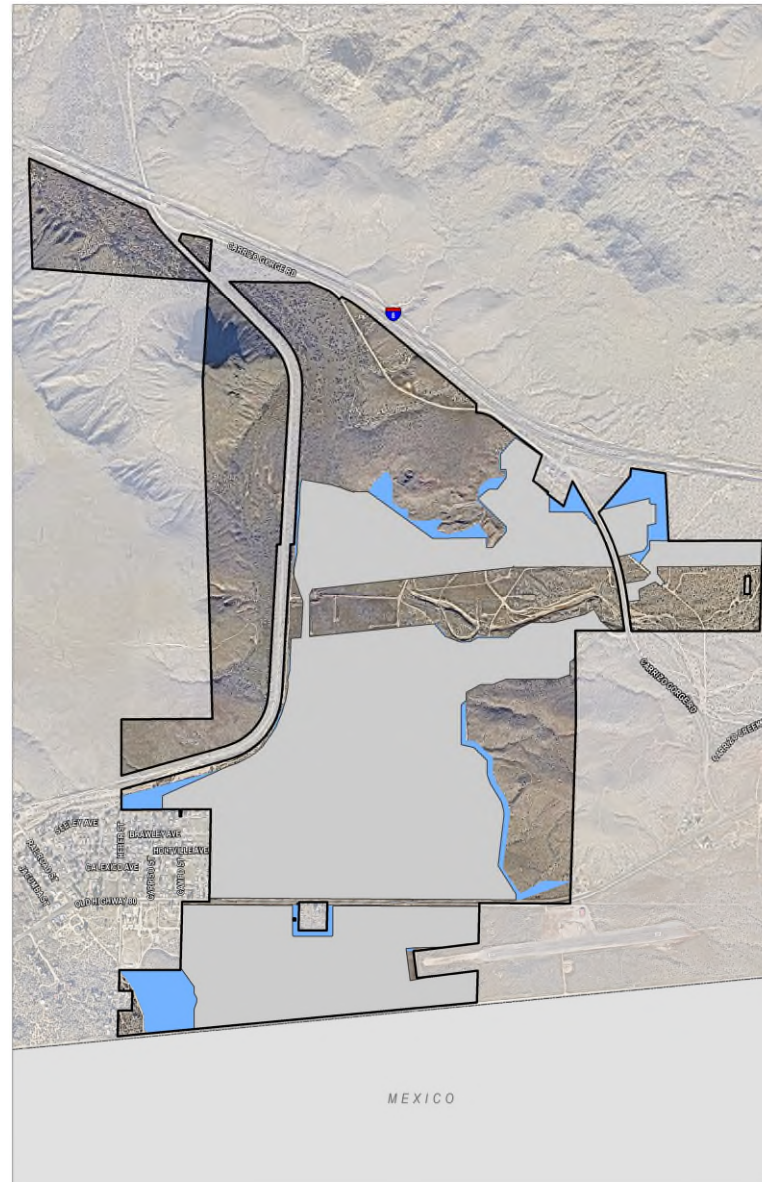




# JVR Energy Park

Draft EIR  
MUP Boundary  
643 acres

Reduced 48  
acres

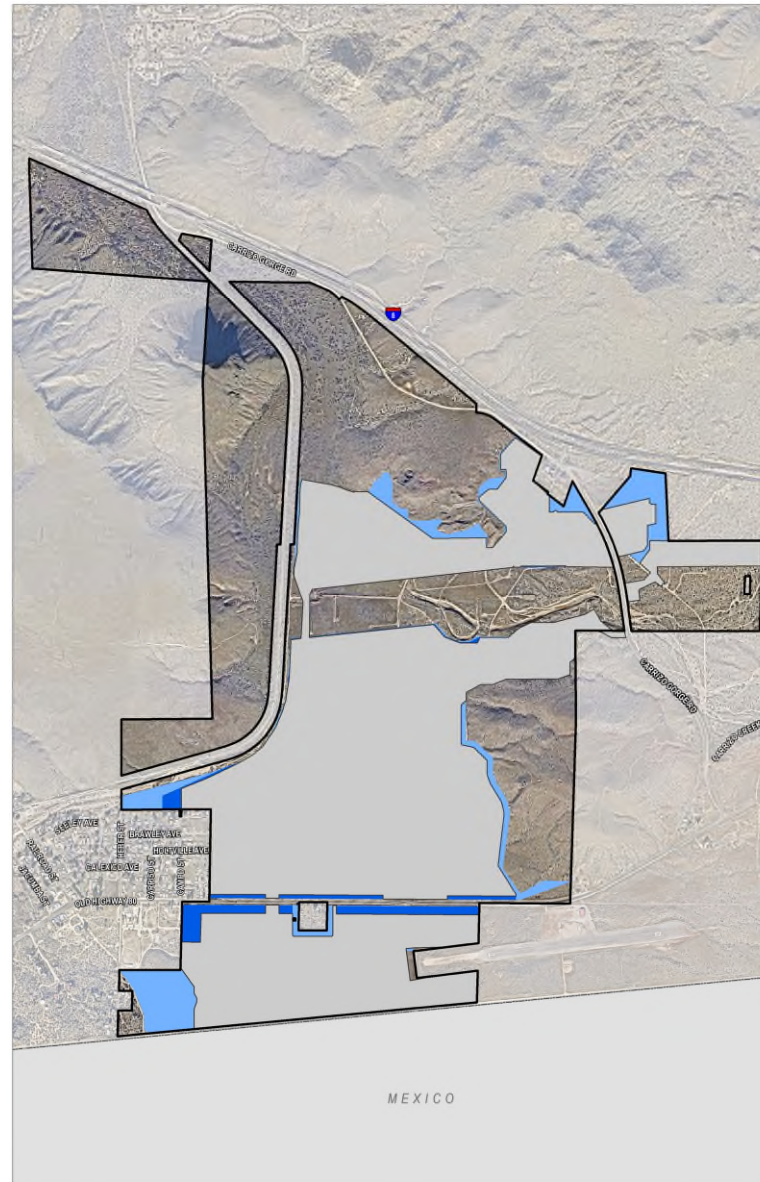




# JVR Energy Park

Final EIR  
MUP Boundary  
623 acres

Reduced 20  
acres



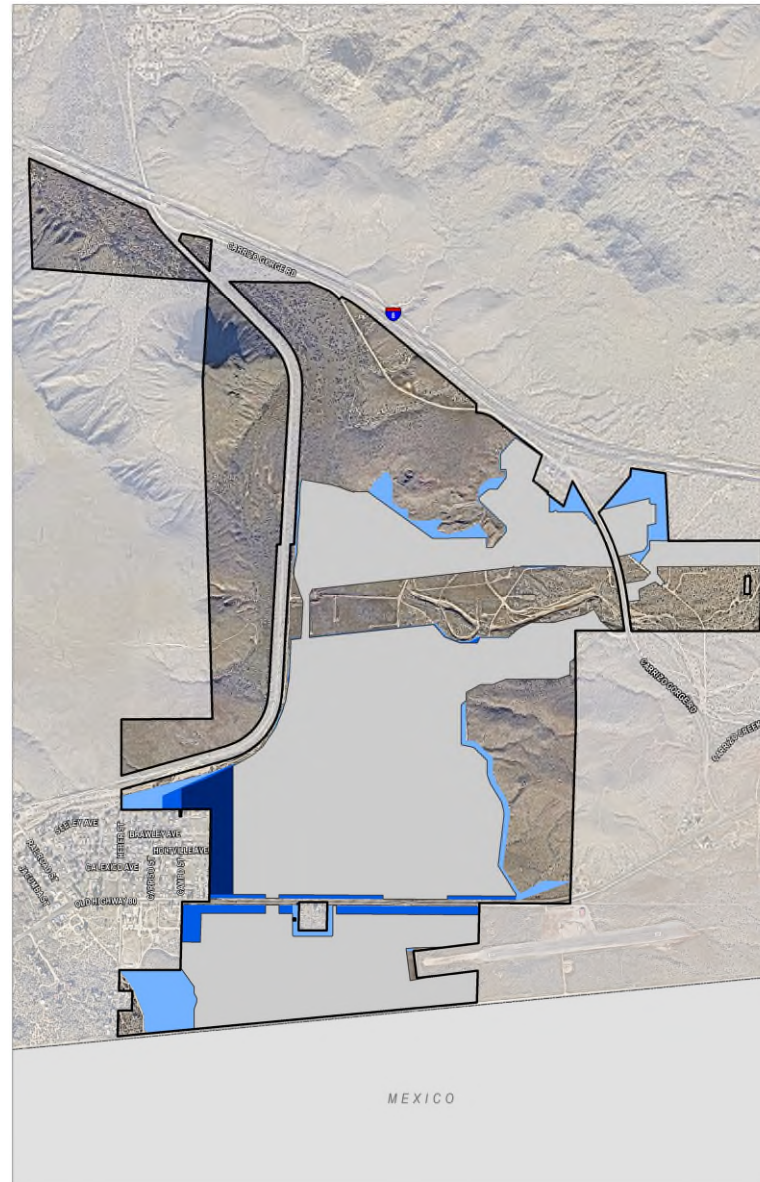


# JVR Energy Park

**Community  
Buffer  
Alternative**  
605 acres

**Reduced 18  
acres**

**Total reduction  
of 86 acres**





## Before:

Increased Setbacks  
from Old Highway 80,  
from Jacumba  
Community Park










-  Project Boundary
-  MUP Boundary
-  Fence
-  Landscaping
-  Inverter/Transformer
-  Battery Storage Container
-  Solar Panels
-  Access Roads





## After:

### Increased Setbacks from Old Highway 80, from Jacumba Community Park

-  Project Boundary
-  MUP Boundary
-  Increased Project Setbacks (19-acres)
-  Fence
-  Landscaping
-  Inverter/Transformer
-  Battery Storage Container
-  Solar Panels
-  Access Roads





**Existing Conditions:** Visual Simulation looking West on Old Highway 80





**Without Increased Setbacks:** Visual Simulation looking West on Old Highway 80





**With Increased Setbacks:** Visual Simulation looking West on Old Highway 80





**Existing Conditions:** Visual Simulation looking Southeast on Old Highway 80





**Without Increased Setbacks:** Visual Simulation looking Southeast on Old Highway 80





**With Increased Setbacks:** Visual Simulation looking Southeast on Old Highway 80





**Existing Conditions:** Visual Simulation looking East from Jacumba Community Park





**Without Increased Setbacks :** Visual Simulation looking East from Jacumba Community Park





**With Increased Setbacks:** Visual Simulation looking East from Jacumba Community Park





**Existing Conditions:** Visual Simulation looking East from residences North of Old Highway 80





**Without Community Alternative Buffer:** Visual Simulation looking East from residences North of Old Highway 80





**With Community Alternative Buffer:** Visual Simulation looking East from residences North of Old Highway 80





## Highest and Best Use – Right Here, Right Now

<ul style="list-style-type: none"><li>■ Private land available for development land</li></ul>	<ul style="list-style-type: none"><li>■ Good quality jobs</li></ul>	<ul style="list-style-type: none"><li>■ Lack of other large projects to meet County goals</li></ul>
<ul style="list-style-type: none"><li>■ Avoids sensitive species habitat – TCB, QCB</li></ul>	<ul style="list-style-type: none"><li>■ Only local clean, reliable energy PPA with SDCP</li></ul>	<ul style="list-style-type: none"><li>■ Robust \$1.6M Community Benefits package</li></ul>
<ul style="list-style-type: none"><li>■ Consistent with County Climate Action Plan and VMT</li></ul>	<ul style="list-style-type: none"><li>■ Modest water usage relative to alternatives</li></ul>	<ul style="list-style-type: none"><li>■ Time-limited use will enable future reuse of the site</li></ul>



# Thank You

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EVP, Development

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